

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, October 1, 2012, 4:30 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis Phillips

Alderman John Clark  
(arrived after roll call)

Alderman Valerie Joh  
(arrived after roll call)

Alderman Mike McIntire

Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst

Alderman Jantry Shupe  
(arrived after roll call)

City Administration

John G. Campbell, City Manager

J. Michael Billingsley, City Attorney

James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:30 p.m. by Mayor Phillips.

2. **ROLL CALL:** By Deputy City Recorder Marshall.

3. **WORK SESSION TICKLER.** Public Works Director Ryan McReynolds stated the Netherland Inn Roundabout would be finished this week, noting as soon as the rain stopped they could stripe. Mayor Phillips discussed a letter to the editor regarding section eight housing in Colonial Heights. He noted a sign was placed that said "Save Quail Creek" and he asked staff to try and find out "from what." He stated we need to make an effort to answer and inform newly annexed residents of the city's intentions. Vice-Mayor Parham pointed out the city is not in the development business but will facilitate development when able.

4. **SURPLUS PROPERTY DISCUSSION.** City Attorney Billingsley discussed the properties that have been reviewed by staff and can move forward with the surplus process. He also provided information on properties with issues that will prohibit the city from disposing of them. Fire Chief Dye pointed out that an additional \$25,000 has been invested in the Shipley Ferry Road site to make it ready to build.

5. **REVIEW OF AGENDA ITEMS ON THE OCTOBER 2, 2012 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

**VI.AA.1 Public Hearing for and Consideration of an Ordinance to Amend Zoning of Portions of Parcels 4.05 and 4.10 on Tax Map 47P, Group A, Located Along Indian Trail Drive from M-1R Zoning to B-3 Zoning (AF: 292-2012).** City Planner Jason Meredith presented this item, noting a theater is being considered at this location. There are also plans to develop the outparcels as well. He stated the public hearing would be held at the second reading on October 16 so that information gathered from a traffic study that is currently underway could be evaluated. Mr. Meredith pointed out that the new zone would be less intensive than the current one, noting the current zone would allow for tractor trailers.

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**VI.AA.2 Public Hearing and Consideration of an Ordinance Adopting a New Code of Ordinances for the City (AF: 251-2012).** City Attorney Billingsley gave information on this item, noting this has been a complicated process and answered questions from the Board. He confirmed for Vice-Mayor Parham this would bring the city up to date. Alderman Segelhorst asked if there were any changes that were not mandated by the state or previous ordinances. Mr. Billingsley replied yes, stating that clarification on the original intent and current practices were given on many items. Alderman McIntire asked if the downtown area utilized by the Beverage Board could be extended to Roller Street. Mr. Billingsley replied yes, but pointed out this would really only allow beer to be sold on Press Street itself and not any of the private property surrounding it, noting the Farmers Market is covered otherwise. Alderman Segelhorst questioned the change to handguns being allowed in city parks, noting the new change would not allow for citizens with a handgun carry permit to carry in city parks, including the greenbelt. Mr. Billingsley stated the Parks and Recreation Advisory Committee asked for this change. There was considerable discussion on this issue. Alderman Segelhorst pointed out that many people, especially women, with a permit walk the greenbelt and carry a handgun for protection. Police Chief Osborne stated that bad guys will have guns no matter what and the city shouldn't penalize people with a permit who have been through training. Mr. Billingsley suggested having the public hearing tomorrow night but deferring the first reading until Parks and Rec takes a look at this again.

**VI.D.1 Consideration of a Resolution to Condemn for Easements and Right-of-Ways for Phase II of the Cleek Road Improvement Project (AF: 286-2012).** City Manager Campbell provided details on this item, noting this project has been delayed for months due to some property owners. He further stated the issue will hopefully be resolved before any legal action as the city continues to work with them.

**VI.D.2 Consideration of a Resolution to Amend the Lease Agreement with the Upper East Tennessee Human Development Agency to Reduce the Square Footage Amount of Leased Space in the V. O. Dobbins, Sr. Complex (AF: 283-2012).** Mayor Phillips asked if this could be leased to someone else. Assistant to the City Manager Chris McCartt stated yes it could, but there are other offices in the building that would probably be leased first. He pointed out this area was best used for storage space and believes the UETHDA will probably want this space back in the future.

**VI.D.4 Consideration of a Resolution Amending Chapter 106 of the City's Fee Resolution Related to Water and Sewer Tap Fees (AF: 293-2012).** Public Works Director Ryan McReynolds provided details on this item, pointing out that a growth in the user fee is advantageous to the utility. He further stated this new benefit for the home builder would allow them to purchase a bundle of tap fees on the front end at a reduced rate. They would, however, have to pay the minimum payment in one year, even if the home hasn't sold.

**VI.D.5 Consideration of a Resolution Awarding the Bid for Produce Items for the City of Kingsport School Nutrition Services to Mary's Salads & Produce and Authorizing the Mayor to Sign All Applicable Documents (AF: 295-2012).** Jennifer Burleson, Kingsport City Schools, answered questions from the Board regarding this item. Mayor Phillips pointed out the enormous amount of food being wasted and the cost associated with this loss. He commented that kids are going home hungry but are throwing

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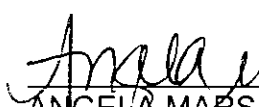
away hundreds of pounds of food that the government is forcing schools to serve. He stated he would like to save the food thrown out by students for one week at each school and deliver it to Congressman Roe so that he could then deliver the message to Washington that the federal government should not dictate what students eat.


**VI.D.8 Consideration of a Resolution Awarding the Bid for the Purchase of Three (3) Automated Refuse/Recycling Trucks to Smoky Mountain Truck Center, LLC (AF: 276-2012).** Public Works Director Ryan McReynolds provided information on this bid, noting the low bid did not meet specifications. He further discussed the problems with the current Mack truck owned by the city. Fleet Manager Steve Hightower gave further details on the benefits of the trucks being requested and the cost justification. Procurement Manager Sandy Crawford answered questions from the Board regarding the bid process. There was considerable discussion on this issue.


**BOARD COMMENT.** Alderman Joh stated the carousel may have a location after the committee meets tomorrow. Alderman Segelhorst stated he had recently toured the Aquatic Center site with Frank Brewer and was very impressed. He said he took several pictures and will bring them to the business meeting tomorrow night. Assistant to the City Manager Chris McCartt commented on the search for a manager at the Aquatic Center, noting that fourteen applications had been received so far.

**PUBLIC COMMENT.** None.

**8. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:30 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
DENNIS R. PHILLIPS  
Mayor